AN ALLEGED INSURANCE SWINDLE IN PATERSON.

A Local Physician and Two Others Accused of Conspiracy - Van Riper Gave Notes to Octain a Place as Agent of a Life Company-Three Mes Under Arrest. PATERSON, May 23.—The arrest this afternoon of Dr. E. J. Mather, a well-known local physi-cian, Fletcher J. Emley, and F. A. Thompson, lays bare, so the police say, a swindling game which has probably been in progress for some time. The victim is Daniel Van Riper, an artist and real estate man. Ex-Prosecutor William B. Gourley was instrumental in exposing the alleged swindle and causing the

According to the police, the facts are as follows: Mr. Van Riper lives next door to Dr. Mather on Hamilton avenue. Some time ago Dr. Mather introduced to Van Riper P. A. Thompson, who professed to be the general manager for New York and New Jersey of the Inited Central Life Insurance Company. Van Riper had had dealings with the

company at different times, and was acquainted with Fietcher J. Emicy, the New York representative of the company. After several meetings Thompson, so it is alleged, asked Van Riper how he would like to be the official head of the company for New Jersey. Thompson said he had it in his power to pro-cure this job for Van Riper, but, of course, it would cost something. Van Riper asked how much the cost would be, and Thompson said \$5,000. Later Thompson asked Van Riper if he would like to go to New York and meet Mr. Pattison, the President of the company. Van Riper assented, and was taken by Thompson to New York and introduced to an alleged Mr.

Riper assented, and was taken by Thompson to New York and introduced to an alleged Mr. Pattison.

After this visit Van Riper agreed to take the place. He told the men that he did not have the place. He told the men that he did not have the ready money, but could let them have notes. They acquiesced, and it is alleged, took \$150 down and the remainder of \$5,000 on a note. During these proceedings Van Riper was getting insurance on different people and paying the premiums over to Thompson.

He insured himself heavily, and also insured Dr. Mather, whose policy, it is said, was made payable to Van Riper. It is also alleged that Mather managed to get about \$2,200 for obtaining bogus diplomas for Van Riper.

Soon the alleged conspirators began to press Van Riper for the notes, and he confided in ex-Prosscutor Gourley and Lawyer John F. Kerr. President John M. Pattison said that F. A. Thompson had nothing whatever to do with the company, and that he, Mr. Pattison, had never met Mr. Van Riper, Emicy, he said, was an agent of the company. Mr. Pattison then denounced the whole thing as a bunco game.

Arrangements were made to have a meeting of the alleged conspirators and their victim at Dr. Mather's office, where Van Riper was to pay over the balance of the money. Four detectives were there in citizen's clothes. Emicy went into Mather's office, where Van Riper was to pay over the balance of the money. Four detectives were there in citizen's clothes. Emicy went into Mather's office, where Van Riper was to pay over the balance of the money. Four detectives were there in citizen's clothes. Emicy went into Mather's office. Van Riper joined them.

When the officers were inside the house they announced their business. The accused men were taken to the police station and arraigned before Recorder Senior on a charge of conspirators and their victim at Dr. Mather's office. Van Riper, Joined them.

Thompson's clothes were found two notes for \$1,400, given by Van Riper. One was made payable in four months, the other in three.

Albany Day Line Boats, The Albany day line will resume its feer vice from this city on Thursday, May 28. The from this city on Indirectly, may 26. The from steamers New York and Albany will leave Desbrosses street, N. R., at 8:40 A M., and West Twenty-second street at 9 A. M. dally, except Sunday, for Albany and inter-mediate landings.

The Woodward Memorial. The subscriptions so far received for the reposed memorial to the late Gen. John B. Voodward of Brooklyn foot up \$12,500. Only 3,500 is now required to complete the fund.

Zianofortes, Organs, &c.

# BRIGGS PIANOS.

A few of these fine instruments, slightly used, at great bargains; large assortment of planes to rent for seaside and country; reduced rates for summer CHAS. H. DITSON & CO., 867 Broadway (16th st.).

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A HANDSOME rosewood plane, 848, 45 monthly;
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EXCELLENT upright plane, \$185, \$7 monthly Chickering, bargain, WISSNER, 552 State st. near Flatbush av., Brooklyn. ARGE STOCK of all makers; must be sold to make proom for new stock.
Uprights at from \$125 up; \$5 monthly up.
New plano, 715 oct., up to \$250: \$7 monthly; rent.
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To-day, Sunday, 6 to 8:30 P. M. Music begins at 6:45 P. M. Tables may be reserved in advance till 7 P. M. only.

### MENU.

Croures at Pot.

Croures at Pot.

Croures at Pot.

Croures at Pot.

Croures Persitate ou Crabes dous grilles, Tartare Salade de Concombres.

Pigeonoraux en casserole, Diervoort.

Asperas coinsales a la James

Contre de Brutes Freezen.

Contre de Brutes Freezen.

Point de Princenna grille at cresson.

Lattie Tomates. Mayonalse.

Biscults glaics.

Fromage Pot de Salut.

Fruits. Praises aux Anamas, sauce Marasquin.

Cafe Demi-tasse ou Cafe frapps.

## PROCRAMME.

1. WEDDING MARCH, Summernight's
Dream. Mendelssohn
2. OUVERTURE, Semiramia Rossini
3. CELLO SOLO, by Carl Griff, Melody, Rubinstein
4. SELECTION, Aids
C. PLUTE SOLO, Pantaisie
6. DRUTE SOLO, Pantaisie
7. VIOLIN SOLO by Louis Kapp, Cavatina Raff
8. La PALOMA, Spanish Serenade. Missuel
9. WALTZ, Tonjours ou Jamais. Waldteud
10. LES VOLONTAIRES. Metra

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52:55 Washington Square South, Family Hotel.

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Seven floors and elevator: four bathrooms on each noor; fourteen suites, consisting each of parlor, bed room, and bath; and seventy single and double rooms; open fireplaces; electric light and electric fans in the dining room; filtered water; steam heat; near business districts, yet on a handsome park and facing 5th av. and Washington Arch; furnished rooms with board; from \$+ to \$22 per week; translent \$2 per day and upward; dinner, 50c., from \$+ to \$2 per yeak; translent \$2 per day and upward; dinner, 50c., from \$+ to \$7 P. M.; Judson Anner, 42 Washington square; rooms from \$7 per week up, including board.

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A rid st., of two, three, and four rooms, all light,
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All Choice location: new houses: 6 rooms and bath;
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TO LET-Fully furnished, 123 W. 94th st., June to October: commission paid: cool summer house.

Furnished Mouses To Zet-E. A. FOR PRIVATE FAMILY or Boarding House.—Large furnished villa at Sheepshead Bay, L. I., within 10 minutes! walk of Manhattan Heach, consisting of twenty; two rooms; two bathrooms; all modern improvements; used for the past fifteen years as a family boarding house; has plenty of ground, shade trees, &c.; a very desirable stand for business; new trolley line passes the doer. For particulars address C. T., box 199, Sun up-town office, 1.365 Broadway. FURNISHED MODERN COTTAGES at Cedarhurst and Lawrence Beach, from \$250 up.
PAWSON, Lawrence, L. L. ON GREAT SOUTH BAY, Patchozue, L. L.—New 11-Oroom cottage; hot and cold running water, with bath; all improvements; weil furnished; large barn, windmill; garden pianted; stands in pine grove; has water frontage 150 feet, with landing; cathoat and rowboat; 4400. R. T. LOZIER, 150 Nassau st., New York; J. B. SWEZEY, Patchogue, L. I. TO LET-Furnished house, Jamaica and Queens ava.
T Flushing, 18 rooms: stables garden made, fruit
and shade trees; grounds 200x350. Inquire on prem-

Eurnished Mouses to Zet --- Country. A VON-BY-THE-SEA. New Jersey.—Elegantly fur-nished Kennelwood cottages to let, situated on shark River; ten minutes from ocean; containing 12 to 20 rooms; all modern improvements; hot and coid water, baths, electric lights, artesian well water; good fishing and crabbing tennis, bowling, sail and row boats, and accommodations for stabling horses free; rent \$400 to \$700; one station from Asbury Park, Ad-dress EXECUTRIX, 22 East 75th st. New York. AT OVERER BAY, LONG ISLAND,—To reat for the season, a fully furnished house with ample grounds, stable, garden, grapery, i.e. house, (filled), &c. Apply Mrs. EDWIN 8, COLES, 150 West both at A TRIDGEFIELD, New Cansan, Fomfret, Branch-ville, Greenwich, Conn.: Morristown, Madlson, Summit, Atlantic Highlands, N. J. RUFUS K. McHARG, 187 Broadway RUFUS K. McHARG, 187 Broadway

('ATSKILL MOUNTAINS,-To rent, new, furnished

cottage; V rooms and hath; facing race track
three minutes' walk from Post office; five from depot

use of large stable if necessary; price, \$350. Inquir

of JOHN H. GRAV, Tannersville, Greene County, N. Y DOVER PLAINS.—Half of house to let; two hours vis Harlon Bailroad from Grand Central Station; near depot; furnished for housekerping. EVERETT H. TRAVIS, Poughkeepsie, N. Y. FURNISHED COTPAGE—To rent or for sale; South Side, L. L. fine location: ten rooms; stable; fine lawn and shade trees; near the bay; rent low or price reasonable.

| For the control of th

FURNISHED HOUSE, 7 rooms: plano, china; nice yard and garden; \$40 per month. JIMMERSON, Ryc. N. Y. FURNISHED seaside contract 800 to \$175. Surf. bathing. Address for circulars. UNDERHILL, Downing Building. I OVELY little furnished cottage to let for the sea-son, modern improvements, you will be well pleased with our beautiful Sharon. For photos, terms, &c., address GEO. M. MARCKIES, sharon. Conn. TO RENT Purnlahed for summer, at Fanwood N. J., on Central Railroad, clean, comfortable cosey collage; adults preferred, Address Mrs. HAMILTON DHAKK, Fanwood, N. J. TO LET in Staten Island, furnished cottage, nea station: rent moderate. Inquire of J. A. THOMP SON, 140 Nassau st., New York WATER PRONT-Furnished house, New York and New Haven Hailroad, within one hour from New York. \$150 FOR SEASON.—Furnished new cottages of Sound, near Guilford, Conn. the boating and batching gowboat included. For particulars apply to W. CARLIN, 120 West 231 st., New York city.

Dwelling Mouses To Zet-City.

DESDIABLE HOUSES, furnished and unfurnished in desirable locations; rent \$1,200 to \$6,000. POLSON BROTHERS, 820 Broadway, cor. 18th at. 3-STORY HOUSE, wile and 1d rooms; all improve 3ments; d-corated; rent \$50, ATWATER, 176 B'way. Dwelling Houses To Let, New Nersey A SEURY PARK, N. J.—Desirable furnished cottages for rent; senti for itst.
MILAN ROSS, Asbury Park, N. J. AT LANG RELAYCH, vicinity, for rous, destrable furnished cottages, every location here. WILLIAN LANE, Long Pranch. MORRISTOWN. N. J. Cottage: modern improve ments; 12 rooms; owner, 22 Reads st. N. Y. C. W. VERNON.

Dwelling Rouses to Let-Country. SUMMER SEASON, GREENPORT, N. Y provenients them, host home, randers in provenients them, host home, large laws to sail water, few minutes walk to churches, Post Office, and depoit good fishing, beating, and butting, ad-dress Charles R. LYON, Greenport, Suffork county, N. Y. Two OR THREE GENTLIMES, having their own furnitum, can get elegant airs apartments, 200 feet above sea level, within ten printing of New York, by applying, 116 Falisade av., West Hobbien. TWO HUNDRED furnished rollings to let, shore Land inland, all prices: request particulars; state preference and acceptable replice. CHARLES OBEREN, room 1,000, Bennest Building.

Westchester Co. Property for Sale. EXCURSION

**DECORATION DAY** 

# Yonkers Park.

No Brass Band, No Picnic.

ONLY INTENDING HOMESEEKERS AND INVEST-ORS ARE INVITED AND COMMINALLY WELCOME. REE THIS BEAUTIFUL PROFERTY. LOTS \$500 AND UPWARD. THAINS LEAVE GRAND CENTRE DEFOT. HAR LEM DIVISION \$290 F. M. ADDITIONAL TRAINS LEAVE EVERY HALF BOUK DURING THE DAY: ALSO ON SUNDAYS, SOR MAYS, CIRCULAUS, AND FURTHER PARTICULARS ADDRESS YONKERS PARK ASSOCIATION. BA P AND ST CITY

WHITE PLAINS—GRANDVIEW Choice plots for homes or investment. Finest part of town. Ground high, location healthy, Special advantages to those buying now. Property just opened. Trolley franchise granted. Strictly first-class sub-urian residence plots at moderate prices. Very easy terms. Experts pronounce this property second to none, and predict rapid sales and early increase in value. Title guaranteed. Club stables for convenience of residents.

nience of residents.

GRAN DYJEW LAND COMPAN Y.

Apply 9 to 1. S54 Fourth Ave. New York.

A f COST from builder, nouses, all modern improved ments; nickelled plumbing; hardwood finish aller rooms finished; large actic, dioice neighborhood; terms liberal. M. O. BOUKER, New Rochelle N. Y. CRUGERS ON HUDSON—38 miles from 42d st.; old Crugers Homestead, 250 acres, suitable gentle men's country seat, institution or cut into piots brokers recognized. PLASS, 234 Broadway.

for Sale or To Let, Westchester Co. TO RENT, June to October, to private family only, at Rearsdate, fully furnished 20-room house; all Im-provements; garien, stable, horse, and cow. A. R. THOMPSON, Scaradate, N. Y. YONKERT To let, furnished, charming house, 16 rooms, on Overlook Terrace; three minutes from atation; lot 100 feet square: magnificent outlook; wide plazzs; all modern improvements. M. B., 27 West 54th at.

Real Estate For Sale-Long Island.

UNQUESTIONABLY THE MOST DE SIRABLE HOME SITE ON LONG ISLAND. 19 MINUTES PROM 84TH STREET FERRY, 40 DIFFERENT STYLES OF HOUSES, ON PLOTS 50x100 FEET, PRICES FROM 88,250, TERMS, 8250 CASH, 815 MONTHLY, SEEN TO DAY, COVERT & CO., BUILDERS.

I WILL DEED 200

finely located lots in a beautiful New York suburb on Long Island to the first 200 people answering this ad-vertisement for simply cost of making deed; 05,000 tickets sold at our depot last year. Full particulars by mail. Address PRESIDENT, 128 Water st., New York. AT BENSONHURST. Two plots of three lots each;
At BENSONHURST. Two plots of three lots each;
room 1,003 Bennett Building, New York.

BAYSIDE, L. 1., 25 minutes from city. Shore front,
modern fine house and stable to let, furnished,
\$1,200. E. AUG. NERESHEIMER, 20 Maiden lane. CORNER 400x130, worth \$425, sacrificed \$100: sea shore advantages: illustrated prospectus; install ments; city references. EXECUTOR, Bellport. ments; city references. EXECUTOR, Bellport.

1 5. ACKE FARM for sale, on Long Island Raliroad,
1 5. half mile from Ronkonkoma Station; good
dwelling house of 10 rooms; fine outbuildings; shadl
lawn, and fruit of all kinds in abundance; it will pay
you to investigate at once; no reasonable offer retused. Address
Mrs. J. MARSHALL, Holbrook, Long Island.

for Sale or To Let-Long Asland. FURNISHED COTTAGES. LONG BEACH, LONG ISLAND.

Modern improvements; perfect sanitary arrangements. Call or address
LONG BEACH ASSOCIATION,
71 Broadway, New York.

To LET -Amityville, L. L. capital eight-room co tage; all modern improvements; \$200; to Chris mas. Apply MARTIN, 285 5th av. mas. Apply

MARTIN, 285 5th av.

WE HAVE A NUMBER of fine cottages, lots, and
houses that we will rent or sell to desirable parties: they are both suitable for summer resorts and
private residences; convenient to depot; close to bay;
plenty of shade; good roads; fine salling.

GILIERIT & FILEMAN, Bayport, L. I.

Real Estate for Sale-Citn. GREAT SACRIFICE.

New house; every modern improvement; overlooking Hudaon; near Boulevard; worth \$14,000, Anyreasonable offer considered. OWNER, 501, 114 Nasaus 8. BEAUTIFUL houses, with improvements, Westches ter Heights, 24th ward; \$3,400; easy terms; value increasing. For Salk Two lots, Sex 100, at Unionville, West-Forester county, N. Y.; will sell cheap. C. L. B., box 122, Sun office. S TOP RENT:—Huy home; three stories, one, two families: \$12,000; mortgage \$7,000; small cash; south side 188th, Boulevard; familier there.

CLARKE, owner, 51 Chambers st. 6 FIRST-CLASS CORNERS Sth. av., 59th to 23d sta THOMAS S. BRENNAN, 111 Broadway. COTH ST., 205, 407, 215 WEST.—THE BEST INVEST.

SO HENT IN THE CITY. Three fine modern flats, with best improvements; all rented by lease; absolutely fine location; rent \$12,600; price \$117,000 by cash; mortgage \$75,000 five years; will sell single or together. For particulars.

WILLIAM HILDERS, 254 West 102d st.

Real Estate For Sale.

FOREST PARK HEIGHTS. City Lots at Country Prices.
Your own terms. \$250 up. Installments
ight. Special offer for Decoration Day. send for particulars, will be Broadway, N. Y. DARGAINS IN FARMS.—Elegant mansion, 260 acres, beautiful lake, \$10,000; fine house, 20 acres valuable water front, \$4,000; fine house, 12 acres, \$3,500; 15 from house, furnished, 35 acres, \$2,000; nice house, 50 acres, \$1,000; will exchange; TAYLOR, 203 Broadway. FOR SALE-Spiendid unimproved building lot, 40 acres, overlooking Hudson River, Poughkeepsle, and bridge; about six hundred feet front; one mile from West Shore station.

W. G. W. LEWIS, Highland, N. Y. W. G. W. J.E.WIS, Highland, N. Y. Salvings Hanks pay 3 to 4 per cent.; 5-story double flats bought direct from builders pay 10 per cent, on payment of \$5,000 to \$4,000, and give owner free rent besides; price \$18,200, extremely cheap and great future value, See FURNIVAL, 307 West 140th etc., near 8th ev. and elevated statute.

Real Estate for Sale or Exchange. HAVE YOU ANYTHING in real estate you wish to sell or exchange? send full particulars to C. B REDHEAD, MAIL AND EXPRESS BUILDING.

for Sale or To Let-Country. OR SALE OR RENT Six cottages, West Norwood, hear depot; sell \$1,400 to \$4,000; rent \$19 to \$25 contally. W. D. SNOW, 123 Liberty st. TO LET, FURNISHED, from June 1. Very desirable frome at Lakeville, Conn.; three hours from Gran Central Station; ample for family of seven or etail and two or three horses; \$350 for season. Call or all frees.

Beal Estate.

DO YOU WANT to raise money on mortgage or buy of shouse and lot or improve your property? A sale of soney will take place on Monday evening, May & at hair past 7 o'clock. Union Square ('o operative Building and Loan Association, 25 East 14th at pp stark, Further particulars can be had from JET HOMPSON, Treasurer, 25 East 14th at, during

To Eet for Business Burposes. AT LOW RENTS Buildings in stove district to int.

RULAND & WhitTING, 5 Beekman st.

BUILDINGS, stores, lotts, offices, and studios to le in desirable locations. FOLSOM BROTHERS, 826 Broadway, cor. 12th st. FLOORS, 40x80 and 30x83, with power, steam heat February, light four sides. J. S. & G. F. SIMPSON Reut av. and Keap st., Brooklyn. HASISOME NEW STORE-Good location for high grade clothing, dry goods, confectionery, drugs, abors, furnishings, hardware, or any first class busi-ness; rent moderate; owner on premises; all care pass the door. 200 Pavonia av, Jerasy City. THE MOST DESIRABLE OFFICES On 5th av.

The Most Desirable Offices on 5th av.

Centrally levated superb light, 5th av. front; can
be used for anow rooms with show where a

dred elevator service suitable for offices or for a

HALDMAN, PECK & CO., 108 5th av. TO LET Store, double plate glass windows, 80 feel deep, best business centre Staten Island. 54 Artesta at., New Brighton. etta st., New Prighton.

"TH AV. 2,21; corner 121st st. Large double store,
I good location, subtable for any business; steam
bested.

WOOD a MHLEE, 10 West 125th st. STH AV., 10s. For rent. store, cool location, good chance to live man. Inquire after 1 P. M. WEIL & MAYER, 250 hambers st. WELL & MAYER 25 Chambers at 20 TH ST. 9 WEST, near 5th av Handsomety declinated basement store in building, with leading indicativities, for light business, electric lights; parquet floor. 3 1 TH ST. 42 WEST. Large destrable rooms, au 34 Table for light business in 19 and 21 Beekman correquired.

So at 3 MONTH Offices in 19 and 21 Beekman at 3 Month of the property of the pr

Real Estate for Sale-Brooklyn.

IPE OHNSON

FROM THE BROOKLYN BRIDGE WITHOUT CHANGE OF CARS

KENSINGTON. LOCATED IN THE VERY BEST

PART OF FLATBUSH. Trains are now running via the 5th Av. Elevated Road and on short headway from the Brooklyn Bridge direct to the station at Kensington. Time, 23 minutes.

DESIRABLE LOTS IN THE IMMEDIATE REIGH-BORHOOD OF THE BYATION: WATER MAINS, STONE SIDEWALKS, PREF POSTAL DELIVERY, ELECTRIC LIGHTS—EVERYTHING—ON THE PROF-ERTY ITSELY. Lots from \$300 up. PAYABLE IN MONTHLY INSTALLMENTS OR WITH A DISCOUNT FOR CASH. Maps and all particulars from

JERE. JOHNSON, JR., CO. 169 Broadway, N. Y., and 189 Montague st., B'klyn. WHY YOU SHOULD BUY LOTS AT

JANDERVEED Located in the 29th and 82d Wards of Brooklyn City. On the line of FLATRUSH, NOSTRAND, NEW YORK, AND BROOKLYN AVS.

\$5.00 and 10.00 Monthly, Permit us to advice you that if you intend purchasing for home-site or investment, not to decide until you have seen Addition No. 7 to Vanderveer Park, and if on such inspection you are not convinced that the property for asle by us is not the best offered in the Urrater New York for enhancement in values, we will give you a lot free, We certainly cannot give a better guarantee than the above. Special—Queen Anne cottage near Flatbush av., with all 1-provements, \$3,000; \$500 down, balance same as rent.

Flatbush av., Nostrand av., and Nassau trolleys di-ect to our office, JUNCTION FLATBUSH AND NOSTRAND AVS. GERMANIA REAL ESTATE CO. HENRY A. MEYER, Prest.

HENRY W. DREYER, Sea

West Brooklyn NASSAU ELECTRIC MOAD Is now charging but one

FARE OF FIVE CENTS rom the Bridge and all Ferries and all sections of the city. WATER, GAS. Titles insured by Charming Queen Anne House now for lale on exceptionally easy terms.

Apply for pamphiet and map to GEORGE A. ALLIN.

41 Wall St., N. Y., and at 49th St. and New Utrecht Av., on the property. \$2,600
will buy one of the best houses in Brooklyn; 7 rooms; all improvements; connected sewer and say, \$300 CANSE, \$10 and interest monthly. MANDEVILLE, successor to WHEEELAN, Atlantic and Van Sielen ava. Open daily and Sundays.

TO CLOSE AN ESTATE. Three-story brown-stone house; all improvement fashionable neighborhood; will sell cheap, as esta must be sold. CHARLES H. PAYNE, 182 Nassau at. CEMETERY lots for sale. Inquire at JOHN MUR. PHY'S granite works, entrance to Evergreen Cemetery, Conway at, Brooklyn. FOR SALE-3 story brick house; nice store, in good order; De Kalb av.; sacrifice.

OWNER, 206 West 32d st.

for Sale or To Eet-Brooklun. A N UNUSUALLY DESIRABLE HOUSE.

Admirably adapted for owner to sublet tw
floors (three full sets of improvements); nicely ic
cated: in fine order; will schange; price \$15,000

cated; in fine order; will mortgage \$8,000, five per 736 A Union st., or mortgage 88,000, five per cent. Apply on premises, 736 A Union st., or CONDIT, room 919.

132 Nassau st. New York.
OTHERS, ALL SECTIONS, CITY OR BROOKLYN. TO LET-Five lofts, 20,000 feet, North 2d and Roeb-ling sta, Brooklyn: light four sides; elevators, steam power, heat; near ferries and freight depots; low rent. JAS. CAVANAGH, on premises.

for Sale or To Bet-Connecticut. A TRACTIVE RESIDENCE, Riverside, Cons. 55
A minutes from New York on N. Y., N. L and H. R.
H.; three minutes walk from station; five minutes of tive role (tiue); house, in large, comfortable rooms, newly decorated; floor coverings; all modern improvements; gas machine; stable, carriage, cow, and the control of the contr

NEW CANAAN.-Cottages, farmhouses, furnished or unfurnished; rent or sale; choice farms and sound cottages. C. H. CRANDALL, Springule, Conn

Benl Estate for Sale-Country. A RE YOU A SPECULATOR? Are you a home-A secker? Of course you want to make money. Why, then, don't you invost in choice land near Punta Goria, the most progressive town in Florida? Quick and large profit assured; chance of a life-time; investigation invited. SHERWOOD, 32 Park COUND FRONT LOTS on Connecticut shore: 80 miles of city; fluely located, restricted for private residences only; \$500 to \$2,000.

GUY D. PECK, \$58 Broadway. SHORE RESIDENCE, Greenwich, desirable for large family or boarders, \$5,500; great bargain.

ATWATER, 67 Liberty st.

for Sale or To Zet- New Bersey, MONMOUTH BRACH N. J. 12-room modern cet tage. plot 46x282. \$5,000. Others to let. \$300 \$500.\$400.\$2,000. also Patton Point finest river from residences. finely furnished, atables \$500 to \$1,500 Others on the Humson road. \$800. \$1,000. \$1,500 WILLIAM LANE Central Station, Long Branch, N. J NUTLEY, N. J. - wrooms, bath, electric light; all im-provements: choicest location; 2 minutes from station; \$40. Hoom 9, 70 Broadway, N. Y. ROCHELLE PARK N. J. - 2 new cottages, 8 rooms improvements: 8 minutes walk to station; 4 minutes from N. Y. 200 and 280 per month.

JOHN O. HECKER, 18 Watts 24, city.

Real Estate Lor Sale-Bersen City. POR SALE—On Jersey City Heights, new detached two-family house, improvements, large lot, \$2,500; detached six-room house, \$1.700; easy terms.

JOHN A. LANE, 250 Justicoph av.

Benl Estate For Sale-New Bersey. AT GRANFORD, N. J., 45 minutes from N. Y.; mod ern house, near station; beautifully located liwin sharle, fruit, garden, &c.; city water, bath laundry, gas, electric light, steam heat, &c.; terms to suit. Call or address OWNER, 29 Park row, room 2. FOR SALE. Choice bargains in Montriair. Glen F Hidge, Hoomfield, Forset Hill, and all the Grangen Short Hills, Chatham, Madicon, Morristown, R. HALLENSI, EHEN, 116 Broadway. Own Your own HOME. \$10 monthly, without of interest, will buy choice for in Payone City on trolley line. Particulars C. S. Cl. ARKE. 17, 160 B way. easy. Also, a good corner for business on main road, the lote, \$500, bargain. Dr. GRAV, box 555, P.O. N.Y. PENAPLY, N. d. Handsoms villa piots for asia.

PREE TICKETS TO DECORATION DAY. Rutherford, N. J. Choice lots here for \$150 and up. Easy payments. We have remaining only 500 lots within wmiles from New York. 30

Trolley from Hoboken

\$100 A LOT. \$5 down; \$8 monthly.

Beal Sstate at Auction.

JAMES L. WELLS, Auctioneer, will sell at auction, at 111 Broadway, N. Y., Real Estate Salesroom, TUESDAY, MAY 26, noon,

30 SUPERIOR LOTS IN CHOICEST PART OF

### BEDFORD PARK, SATH WARD, N. Y. CITY.

Desirably situated on JEROMB AVE., SOUTHERN BOULE. VARD, SUBURBAN STREET, ANTHONY, BRIGGS, & SCOTT AVES, Splendid neighborhood; convenient to Hariem R. R. station and 3d Ave. trolley, Mosholu Parkway and BRONX PARK BOTANICAL GARDENS. Title guaranteed free of cost to each purchaser.
Terms liberal. Send for maps to Charles A. Hess.
Attograp, 66 Broadway, and James L. Wells. 59
Liberty street, New York.

JAMES L. WELLS, Auctioneer. CHARLES A. BERRIAN, Auctioneer, will sell at auction, THURSDAY, MAY 28, noon, as

174 CHOICE LOTS IMMEDIATELY JOINING

# NEW 183D STREET STATION, MARLEM R. R. RAPID TRANSIT,

Desirably situated on WEBSTER AND WASHINGTON AVENUES. VANDERBILT AVE., TIEBOUT, RYER, & CRESTON AVES.,

NORTH OF TREMONT, 24TH WARD, N. Y.,

ON LINE OF CONCOURSE. lendid location for business and residences; city improvements, sewers, water, gas. 70 PER CENT. CAN REMAIN ON MORTGAGE, Title guaranteed free of cost to each purchaser.

TARE SD AVE. TROLLEY DIRECT TO
LOTS. Maps with Merrill & Rogers, attorneys, 111 Broad-way; C. A. Becker, 751 Tremont ave.; James L. Wells and Charles A. Berrian, Auctioneers, 59 Liberty st.

JAMES L. WELLS, Auctioneer, GREAT AUCTION SALE ON THE GROUND

## DECORATION DAY SATURDAY, MAY 80, NOON,

180 CHOICE LOTS. Being part of the well-known

MAPES ESTATE, JUST EAST OF WEST FARMS

Every lot high and dry; healthy and rapidly grow-ing neighborhood, near van Nest station of suburban service of Harlem River branch of New Havon R. R., and on line of Troiley R. R., connecting with 8d Av., Elevated at 199th st and with 8th Ave. Elevated at 185th st. Terms liberal. Title guaranteed Free of Cost.

PER CENT. DISCOUNT FOR CASH.

TAKE WEST FARMS TROLLEY CAR

## Sale rain or shine under tent. Haps with JAMES L. WELLS, Auctioneer, 59 Liberty st., and at office on the ground. **AUCTION SALE!**

EXTRA! **EXTRAI** SHEEPSHEAD BAY,

CREATER NEW YORK. 1:80 O CLOCK PROMPT, ON PROPERTY. Decoration Day, May 30, 1896. WILLIAM P. RAE COMPANY.

### AUCTIONEERS, WILL SELL WITHOUT RESERVE 455 LOTS

SITUATE ON Voorhees av., Jerome av., East 23d to 28th st. STREETS MACADAMIZED, STONE

CURB, GUTTER, AND SIDEWALKS,
SEWERS, WATER, AND GAS. Opposite the Manbattan Beach Hotel and grounds One block to the Bay. Nassau Electric Railroad from Bridga, Broadway Ferry, and Thirty-ninth Street Fer ry, direct to property.

FARE 5 CENTS. Pull particulars from Auctioneers, WILLIAM P. RAE COMPANY, 180 Montague street. Titles guaranteed free of charge by the Title Guarantee and Trust Company. A.-GEO. R. READ, Auctioneer,

will sell at public auction,

on Decoration Day, May 30, 1896.

Sale absolute, to close an estate, at 1 o'clock P. M., on the ground, at Morris Park Av. and Bronxdale Av., near Van Ness, 24th Ward, New York city. 55 FINE LOTS, Being a portion of the Downing estate, beautifully situated on high ground; no rock: city improvements; Croton water; gas and electric lights; opposite Morris Park; electric railroad passes through the property;

5 cents fare from 129th St.: fine residential section. This is New York City proper, and was before the passage of the Greater New York bill; it lies just north of Harlem, in the direct line of the city's growth; 12 minutes' ride from Harlem Bridge. A grand opportunity to buy cheap lots in New York city.

MUST lie SEEN TO HE APPRECIATED.

Title Guaranteed Free of Cost.

60 per cent. may remain on morigage at 5 per cent. Take trolley via West Farms to Morris Park, Maps and further particulars with GEO. R. READ, and further, No. 9 Pinest., or No. 1 Madison av., and WM. G. MULLIGAN. Attorney, northwest corner of 3d av., and 177th st.

BALE RAIN OR SHINE.

H. C. MAPES & CO., AUCTIONEERS, 55 Liberty st., will sell 400 NEW FIVE NEW HOUSES

N MORRIS PARK AVI AND ADJOINING STREETS

Decoration Day, May 30, ON THE PROPERTY Van Nest Park, 24TH WARD, NEW YORK CITY,
BETWEEN WEST FARMS AND MORRIS PARK
200 houses built by lot buyers within two years.
WEST FARMS AND WILLIAMS.
BRIDGE TROLLEY CARS from 3d av. and 129th at. and 8th av. and 135th at.
pass the property.
NO WALKING. ONLY ONE FARE, Se. TITLES INSURED FREE. EASY TERMS OF SALE. For maps apply to H. C. Mapes & Co. Auctioneers, or E. B. Levy, 7 Astor House (Broadway) and St E. 125th st. B. Levy. 7 Astor House (Broadway) and St E. 125th st.

DOSITIVE AUCTION SALE, by order and under direction COMMISSIONERS OF COMMON LANDS OF
THE SIST WARD, CITY OF BROOKLYN, formerly
Town of Gravesind,
BRAND UNION HOTEL & GROUNDS,
CONEY ISLAND, WILLIAM P. HAE COMPANY, Auctioneers, IROCKLYN REAL, ENTATE EXCHANGE,
ISU MONTAGUE ST., TUESDAY, MAY 26, 1896,
will sell at auction all the property known as the
Orand Union Hotel, consisting of large frame hotel
and ourbuildings, ground about 16012540 feet, situate
on West Sth at. adjoining "Vanierveer's Hotel" and
depot of F. F. and C. I. Culver's Railroan.

RAY COMPANY, 169 Montague et., Brooklyn.

Real Estate for Sale-New Hersey. MONTCLAIR.

A cosey home for small family; eight rooms, bath, gas, city water, set range, tubs, furnace, &c.; wide plasses corner part, 1902150; maradamized streets, lawn with large shade trees; he exchange cute tained; will make serms to suit. Address thux 240, Montelair, N. J. Montetair, N. J.

O'N. St. 56, 566 this month. Residence farm tool acres; it room house, two miles from Milliown, connected by trolley with New Brunswicz, N. J. one hour out on Pennsylvania; it trains. Owner, J. BROADHEAD, 237 East 17th at

PREE TICKETS TO Lyndhurst, N. J. Desirable lots here for \$100 and up. Easy payments

E. D. Cordie, 264 B'way. and Jersey City.

at these rapidly growing towns, trains daily. Water, sewers, electric

the second secon